

# coyote valley VISION

The plan for Coyote Valley is to have a unique, vibrant, balanced community of at least 50,000 jobs and 25,000 housing units.

COMMUNITY OUTREACH BULLETIN

## UPDATED COMPOSITE INFRASTRUCTURE FRAMEWORK

### Focusing on the valley floor,

#### INSIDE



#### The Coyote Experience: The Land Plan

the Dahlin Group/KenKay Associates planning team has worked closely with the community and the Task Force to develop a Composite Infrastructure Framework that is anchored by a restored four-mile long Fisher Creek and a 50 plus-acre focal lake, park, and canal system, a fixed transit route, and a multi-functional Parkway system. Originally conceived as a way of dealing with storm water runoff and flood control, the lake, canal, and Creek have become defining features of the project.

The proposed Coyote Lake is located at the heart of the new Coyote community's mixed-use urban center and the latest version of the framework shown here has slightly changed the shape of the lake and reduced its size as a result of a more refined assessment of the flood retention needs. The smaller size would allow for more land to be developed in the community core area. In addition, this updated framework aligns the parkway road system with Fisher Creek to create a more cohesive neighborhood planning area to the west as well as providing more direct traffic flow north and south within the project area.

This Composite Infrastructure Framework is the result of Task Force and community input, and technical review by the City, regulatory agencies and Coyote Valley Specific Plan (CVSP) consultants.

Right: The current Updated Composite Infrastructure Framework as presented at the October 2004 Task Force meeting.



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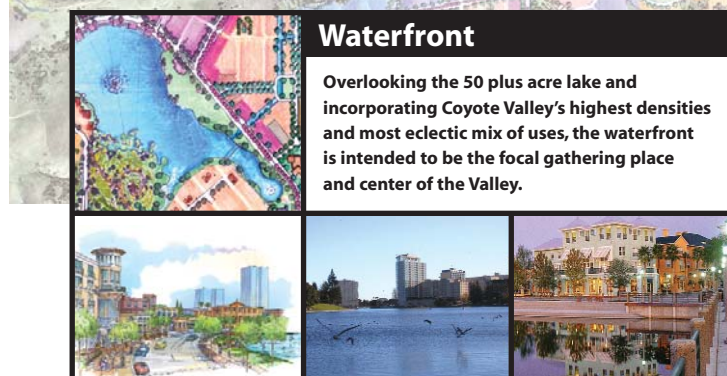
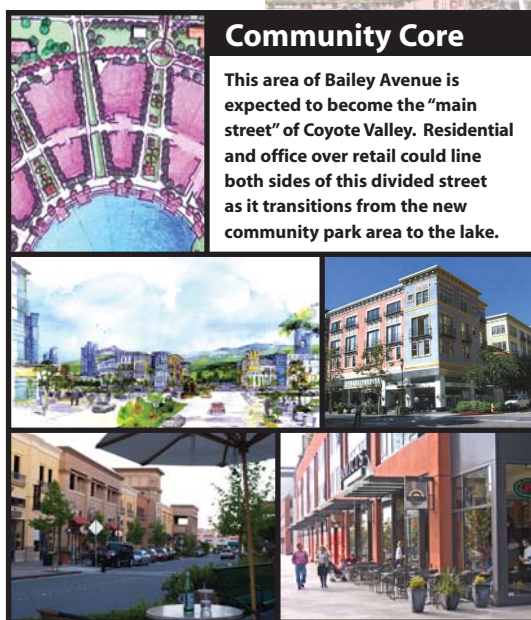
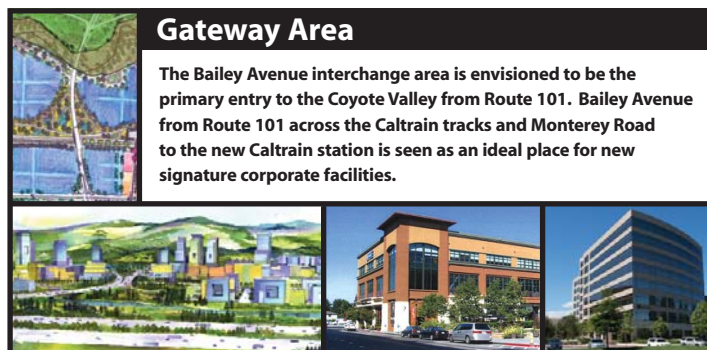
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# The Coyote Experience: Further Defining the Neighborhood Planning Areas

The City of San Jose has selected a team of qualified consultants led by the land planning/urban design team of Dahlin Group and Ken Kay Associates to design a model community for San Jose, the region and beyond, based on “smart growth” planning principles. The City’s goal is to create a community that is compact in size, transit-oriented, walkable, contains a mix of uses, and celebrates the rural character and surrounding beauty of Coyote Valley.

Early in the public process, the community and the Task Force directed the team to design the community with neighborhoods of distinctive and diverse characteristics and complementary mixed uses. They further directed that each area should be walkable and have a focal point such as a park, school or other public space. These neighborhood planning areas are beginning to take shape and a few representative areas are highlighted on the map and images to the right.

The planning areas have been designed to be easily accessible to the community core as well as open space and other portions of the community through walkways, bike paths, transit, or roads. In addition, every effort has been made to provide diverse services (such as shopping, schools, libraries, senior services, etc.) generally within each neighborhood planning area to reduce the need for auto trips. Consistent with earlier direction, the higher density areas are sited near the transit and Caltrain stations and urban core. The existing residential neighborhoods have been respected and the new residential development density near those neighborhoods is planned to be lower and compatible.





# The Coyote Experience: Further Defining the Neighborhood Planning Areas

## Boulevard Area

Santa Teresa Boulevard links the more urban waterfront area with the neighborhoods to the south. A pedestrian friendly linear park flanked by buildings with retail and professional offices, and ground floor storefronts would characterize this neighborhood area. This area is shown intersecting with the Central Commons.



## Mixed Use Neighborhood

A secondary retail and workplace concentration is anticipated to develop around the intersection of the Parkway system and Santa Teresa Boulevard.



## Non-Urban Buffer



The area south of Palm Avenue is intended to form a break between the development of San Jose's Coyote Valley and the suburban development of Morgan Hill. It is likely to contain high value rural residential home sites, active open space and related recreation, conservation, and potentially small-scale agriculture.



## Mixed Use Neighborhood

Opportunities for residential and commercial development are provided along the relocated Fisher Creek.



# What's Next in the Process?

On January 25, the San Jose City Council is expected to consider a progress report on a preferred land use plan for Coyote Valley. The City Council may direct staff to begin the environmental process with public scoping meetings. Subsequent Task Force meetings would still be devoted to planning the land uses and developing the other elements of the Specific Plan. The infrastructure framework and associated land uses would form the basis for the development of the Specific Plan, zoning regulations, design guidelines, financing plan, and implementation plan and phasing schedule. An Environmental Impact Report (EIR) would be prepared for the entire Specific Plan package, with public scoping meetings anticipated for the EIR in early spring 2005. Community workshops and Task Force meetings would continue throughout 2005.

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## QUESTION OF THE MONTH

Do the plans for the mixed-use and other neighborhood planning areas shown in this newsletter capture the spirit of the community of the future?

### CONTACT US

For questions, comments or to give input please contact:

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Or our Outreach Consultant, **Eileen Goodwin**,  
at (408) 309-1426.

Do the plans for the mixed-use  
and other neighborhood  
planning areas shown in this  
newsletter capture the spirit of  
the community of the future?

Please jot down your thoughts along with  
your name, address, etc., then return this  
by fax to (408) 277-3250.

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Name

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# Non-Urban Buffer Becomes More Defined

The South Coyote Valley Greenbelt (between Palm Avenue and the Morgan Hill border) is planned to be a permanent, non-urban buffer. A Greenbelt Strategy for the non-urban buffer proposes a framework to create and sustain a rural environment that supports high value rural residential home sites, active open space and related recreation, conservation, and small-scale agriculture.

Small-scale agricultural uses in the Greenbelt would be an important part of the aesthetic environment supporting high quality residential and open space uses, and a means of maintaining the open lands and uses. The Strategy consists of three principal elements:

## 1. Development of a Regulatory Framework

Development potential will be in accordance with existing City or County General Plan land use policies and Zoning regulations. The Coyote Valley Specific Plan would further identify strategies to guide the establishment of the riparian corridors, trails, recreational facilities, agricultural and open space areas, buffers and potential alternative home site locations based on existing City and County regulations. The Plan process could potentially establish design guidelines, landscaping

standards, roadway design and other regulations that enhance the quality of the rural landscape. To the extent feasible, the Plan should identify and/or establish regulatory procedures to facilitate small-scale agricultural activities.

## 2. Organization and Operations

Implementation of the Greenbelt Strategy could involve the creation of a non-profit organization or quasi-public entity that would be proactively involved in a host of activities designed to facilitate and coordinate small scale agriculture, and the conservation of open space and environmental resources.

## 3. Financing

A variety of funding sources would be needed to accomplish the Greenbelt Strategy over the long term. More work is needed to



identify the potential sources and magnitude of funding required. Seed money to create the non-profit entity and provide ongoing operational funding may be provided through a levy of some kind on the development planned to occur in the North- and Mid- Coyote. A limited amount of open space, wetlands, agricultural buffer areas, and wildlife habitat may be funded as mitigation for North- and Mid-Coyote development. Funding and protection of buffer areas and key environmental/open space resources may be achieved through partnerships with open space and conservation organizations. In addition, there are a host of grant funding sources available for various agricultural and conservation purposes that may be pursued.

## Topics for Future Community Meetings

**Thursday January 6, 2005 at 7p.m. : Community Meeting** at Southside Community Center (5585 Cottle Road) to discuss land use strategies including the South Coyote Valley Greenbelt Strategy.

**Monday January 10, 2005, 5:30-7:30 p.m. : Task Force Meeting** at the City's Health Building (Room 202 A and B) to discuss the land use strategies and the infrastructure cost and financial feasibility of the Plan.

**Tuesday January 25, 2005 at 7:00 p.m. (Tentative): San José City Council** to consider a progress report on the Coyote Valley Specific Plan.

**Monday February 7, 2005, 5:30-7:30 p.m. : Task Force Meeting** at the City's Health Building (Room 202 A and B) to discuss the land use strategies as well as the environmental process.